

RECORDER
VANDERBURGH COUNTY
Z TULEY
2014R00027869
12/15/2014 2:02 PM
RECORDING FEES: 13.00
PAGES: 2

ORDINANCE NO. R-2014- 13

TAX CODES(S): 82-06-18-034-157.001-020

AN ORDINANCE TO REZONE CERTAIN REAL ESTATE IN THE CITY OF EVANSVILLE, STATE OF INDIANA, MORE COMMONLY KNOWN AS 2400 N. First Avenue BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF EVANSVILLE, INDIANA, AS FOLLOWS, TO WIT:

Section 1: That Ordinance no. G-82-51, being the Municipal Code of the City of Evansville, Indiana, 1982, and more particularly Title XV, Chapter 153, by making certain changes in Atlas 1, which is made part of said section with respect to the following described real estate located in the City of Evansville, Vanderburgh County, State of Indiana:

Part of Lot One (1) in Block "A" in Avondale, an Addition to the City of Evansville, as per plat thereof, recorded in Plat Book B Page 172 in the office of the Recorder of Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of said Lot One (1) running thence North along First Avenue, One Hundred Five and Twenty-three Hundredths (105.23) feet, thence West Six Hundred Ninety-nine and Ninety-six Hundredths (699.96) feet to the West line of said lot, thence South One Hundred five and Twenty-three Hundredths (105.23) feet to the Southwest corner of said Lot One (1), thence East Six Hundred Ninety-nine and Ninety-six Hundredths (699.96) feet to the place of beginning.

EXCEPTING therefrom that part of the above described tract conveyed by Citizens Management Corporation to the City of Evansville, Indiana, by easement dated July 26, 1965, recorded July 26, 1965, in Deed Record 479, Page 372 thereof.

ALSO EXCEPTING therefrom that part of the above described tract conveyed to the State of Indiana by Warranty Deed dated February 21, 2001 and recorded June 13, 2001 as instrument number 2001R00020043 and recorded in the office of the Recorder of Vanderburgh County.

by changing the zoning classification of the above-described real estate from C-4 to M-2, and said real estate is hereby so rezoned and reclassified.

Section 2. The Director of the Area Plan Commission of Evansville and Vanderburgh County is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on said Atlas 1 as set out in Section 1 of this Ordinance, and to make notation in ink thereon of reference to the number of this ordinance and the date of final publication of the amendatory ordinance after its passage and approval; however, failing to do so shall not invalidate this Ordinance.

Section 3. This ordinance shall be in full force and effect from and after its passage by the Common Council, its approval by the Mayor, and its publication as required by law, which publication is now ordered.

FILED
SEP 08 2014
Anna Windner
CITY CLERK

Passed by the Common Council of Evansville, Indiana, on this 8th day of December, 2014.



President

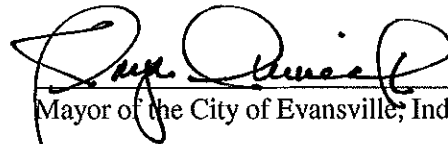
ATTEST: Gaura Widhorns
City Clerk

Presented to me, the undersigned, City Clerk of the City of Evansville, Indiana, to the Mayor of said City, the 9th day of December, 2014.



City Clerk

Having examined the foregoing Ordinance, I do now, as Mayor of the City of Evansville, Indiana, approve said Ordinance, and return same to the City Clerk this 10th day of December, 2014, at 11:00 o'clock AM.



Mayor of the City of Evansville, Indiana

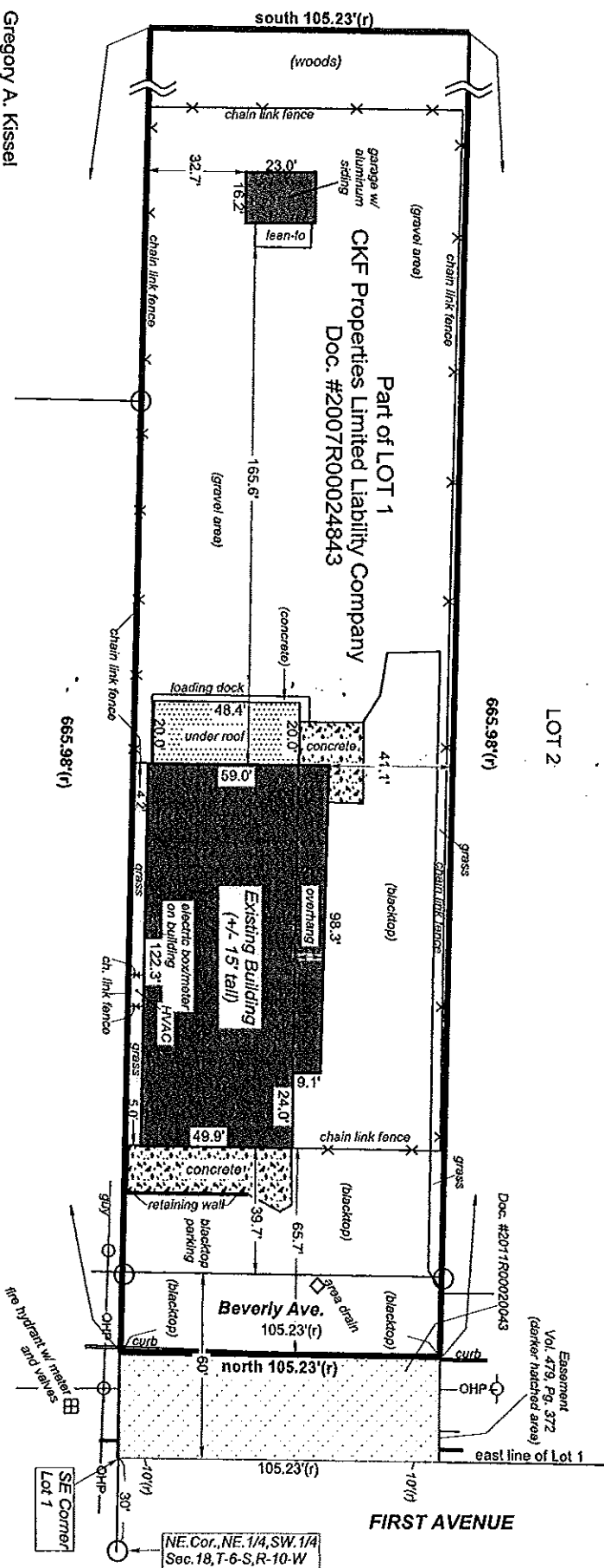
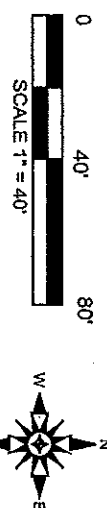
This instrument was prepared by Krista B. Lockyear, JACKSON KELLY PLLC, 221 N.W. Fifth Street, P.O. Box 1507, Evansville, IN 47706, Telephone (812) 422-9444

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Krista B. Lockyear

CKF Properties Limited Liability Company
2400 N. First Avenue, Evansville, Vanderburgh Co., IN
Part of Lot 1 in Block "A" in Avondale
Plat Book B, Page 172
SITE PLAN

SITE PLAN



Gregory A. Kissel
Kissel Land Surveying, LLC
1263 E. 900 S.
Fort Branch, IN 47648
(812) 753-1233 office
(812) 632-8831 cell
Date : August 28, 2014



VERIFIED PETITION FOR REZONING

2014-28 -PC

ORDINANCE NO. R-2014-23
COUNCIL DISTRICT: WARD 5, FRIEND

PETITIONER: Chaos Machine Division, Inc. PHONE: _____
ADDRESS: 2400 B. N. First Avenue, Evansville, IN ZIP CODE: 47710
OWNER OF RECORD: CKF Properties, Limited Liability Company PHONE: _____
ADDRESS: 8920 Hwy 65, Evansville, IN ZIP CODE: 47720

1. Petition is hereby made for the amendment of the "Zoning Maps" of the Area Plan Commission of Evansville and Vanderburgh County, pursuant to the Indiana Code and the Municipal Code of Evansville.
2. Premises affected are on the W side of First Avenue a distance of 0 feet West of the corner formed by the intersection of First Avenue and Beverly Avenue.

LEGAL DESCRIPTION: See Attached

Subdivision: _____ Block: _____ Lot No.: _____
(where applicable - if not in a subdivision, insert legal here or attach to ordinance)

3. The commonly known address is: 2400 N. First Avenue, Evansville IN 47710
4. The real estate is located in the Zone District designated as: C-4
5. The requested change is to (Zone District): M-2
6. Present existing land use is: Commercial
7. The proposed land use is: Machine Shop & Tool manufacturing
8. Utilities provided: (check all that apply)
City Water: x Electric: x Gas: x Storm Sewer: X
Sewer: Private: _____ Public: X Septic: _____
9. All attachments are adopted by reference.
10. The owner, or attorney for the owner, hereby certifies that the owner of record shown above owns 50% or more of the area of the above described real estate. I affirm under the penalties for perjury that the foregoing representations are true.

(REQUIRED) Signatures:

DATE: 9-8-14 PETITIONER: [Signature]
(when signed) PRINTED NAME: Krista B. Lockyear/Attorney

DATE: 9-8-14 OWNER OF RECORD: [Signature]
(when signed) PRINTED NAME: attorney

REPRESENTATIVE FOR PETITIONER NAME: Krista B. Lockyear, Jackson Kelly, PLLC
(Optional) ADDRESS/ZIP: 221 N.W. Fifth St., Evansville, IN 47708
PHONE: 812-422-9444

FILED

SEP 08 2014

[Signature]
CITY CLERK

EXHIBIT "A"

Part of Lot One (1) in Block "A" in Avondale, an Addition to the City of Evansville, as per plat thereof, recorded in Plat Book B Page 172 in the office of the Recorder of Vanderburgh County, Indiana, more particularly described as follows:

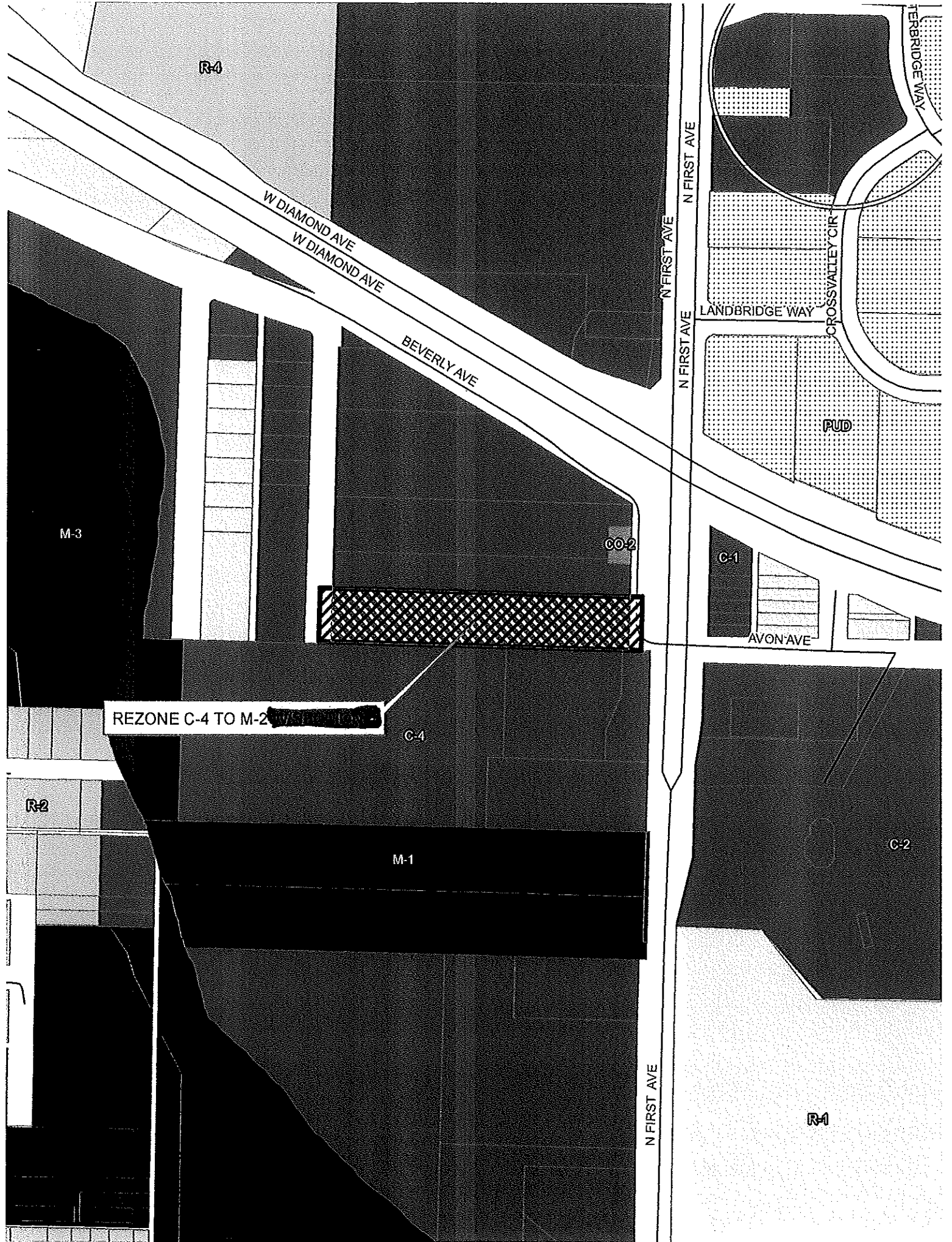
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More commonly known as 2400 N. First Avenue, Evansville, Vanderburgh County, Indiana

Tax Code: 82-06-18-034-157.001-020



R-4

W DIAMOND AVE
W DIAMOND AVE

BEVERLY AVE

N FIRST AVE
N FIRST AVE
N FIRST AVE

LANDBRIDGE WAY

CROSSVALLEY CIR

PUD

C-1

AVON AVE

M-3

C-2

REZONE C-4 TO M-2

C-4

R-2

M-1

C-2

R-4